



Special Meeting of the Trinity City Council
Tuesday, July 18, 2006
8:13 p.m.

The Special Meeting of the Trinity City Council was held on Tuesday, July 18, 2006 at the Trinity Memorial United Methodist Church directly following the Regularly Scheduled July 18, 2006 Meeting.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: None

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; City Engineer Randy McNeill; Members of the Press; and other interested parties.

Call to Order

Mayor Andrews called the July 18, 2006 Regular Meeting of the Trinity City Council to order at 8:13 pm.

C. Thoroughfare Overlay District

1. Purpose

The Thoroughfare Overlay District is established to encourage development and redevelopment which preserves the visual quality and functional operation of major roadways, enhances the visual image of the community, promotes orderly growth, livability, traffic safety and preserves property values.

Consideration is given to the interests of property owners, to the overall good of the community and to the enhancement of the City's safety, welfare, well being and aesthetic character.

Review Session of Section 1- Purpose

Manager Bailie began the discussion by asking Council to define the purpose of the Overlay Zoning District.

The following items were defined:

- Appearance of the City and the face that is presented to persons that come into our city
- To keep traffic flowing at a reasonable rate for the safety of the drivers and the pedestrians.

There was considerable discussion from Council members on this topic. Some of the items discussed relating to this topic were as follows:

Why this step was needed instead of attempting to address these changes through our City Ordinance. Council members discussed the problems that would occur by trying to remember to add all of the stipulations needed when considering a request, the need to protect existing citizens who may currently live in the area that may be developed, the need to protect the city and encourage the right type of growth along the major corridors throughout the City that will be an asset to the residents of the City as well as providing a pleasing site to visitors while at the same time promoting safety.

How this could be used for a specific area and not applied to persons outside the area of this Overlay. This would not apply to the farmer who wished to build a barn on his property out in the country.

2. Applicability

Within this Thoroughfare Overlay District, regulations shall apply to all ~~principal~~ buildings visible from the thoroughfare on lots or open uses of land constructed, reconstructed, or established after the effective date of this ordinance unless otherwise exempt. (Need to specify zoning districts that are allowed)

Review Session of Section 2- Applicability

Council members discussed the property that this Overlay would cover and how it affected highway commercial and industry.

Manager Bailie advised Council if the city chooses to do a Thoroughfare Overlay the standards that are adopted with the Overlay would be in addition to what is currently in the Zoning Ordinance. The Overlay would have stricter guidelines dealing with the appearances, setbacks, planting, landscaping, and things of this type.

What makes Trinity so unique is that it is virtually undeveloped and you have the prime opportunity to make it into the city that you want it to be. You have the opportunity to make it into a beautiful city if you want to do that and set the standard that high. We are going in and redoing something because it is not there yet, so you are setting the standards. We know because of the number of rezoning request that have come before the City recently people are interested in Trinity and developing here. The more sewer infrastructure we install in the more interested they will be in developing in Trinity. The question is what type of City we want to build.

Council members and Manager Bailie discussed Page 3 (building materials). After discussion it was the consensus of Council that staff look at the language in this section and try to change this area that would allow more flexibility. Manager Bailie discussed how Holly Springs dealt with this issue and the waiver process that they had developed. She advised Council that staff would research this and provide suggested changes for Council review.

Manager Bailie and Council discussed the section dealing with visible from the thoroughfare and the need and reasons for change in this section. Manager Bailie discussed with Council the mathematical formula based on angles currently used by Holly Springs. The angle of the building determines what needs to comply with the building materials provision of their Ordinance. This would be one way to take the discretion out of our Ordinance.

Manager Bailie asked if Council had any other ideas concerning how to handle this section. With no comments, Manager Bailie advised Council that staff would also review this section and review how Holly Springs and other municipalities handle this in their Overlay District.

3. Exemptions

- (a) New Residential Development: New single family, duplex or ~~twin homes~~ - shall be exempt from the provisions of this overlay district.

Review Session of Section 3 (a)

Manager Bailie and Council members discussed the deletion of twin homes and the need to add this item back in this section.

After further discussion, *it was the consensus to delete duplex add townhomes and twin homes in item 3(a)*

Review Session of Section 3 (b)

- (b) (Wrong) Building Maintenance: Maintenance, repair, or remodeling of existing buildings shall be exempt. No new floor space or parking space shall be added. (Repair how)

Manager Bailie advised Council this section meant that owners were basically maintaining your building and making cosmetic changes but is not adding any additional floor space. This is for maintenance only and is exempt from this Overlay.

After discussion, *it was the consensus of Council to leave this section for Maintenance as written.*

- (c) (Wrong) Expansions: Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt from the provisions of this section, except no expansion may occur within a required setback area. There shall be only one such expansion. - (Why?)

Any expansion beyond 25% must adhere to the following sections;

- Section 7 —Utilities A, C & D
- Section 9—Parking Lot Design A & B
- Section 10—Lighting B & C
- Section 11 — Signs

Review Session of Section 3 (c)

Manager Bailie discussed why this section was needed discussing items 1 and 2 below.

1. The twenty-five percent (25%) seemed to be a correct percentage to be exempt. Council can set this at any amount that you want to. If you start expanding too much should they not comply with the Ordinance?
2. If the City allows a twenty –five percent (25%) expansion, what about the person who really wants to expand fifty percent (50%) but he does twenty-five (25%) now knowing that he can do another twenty-five (25%) at a later date and be exempted again.

After discussion *it was the consensus of Council that no development be allowed in the set back areas of the properties.*

There was further discussion concerning parking lot stipulations as listed in the current proposed document and the need for some changes.

Council member Labonte discussed the parking lot for the Thomasville Hospital and stated it was his opinion that something similar to this might be something that the city could consider. Also discussed was the need to consider safety issues in the parking lot sections such as the line of site.

At this time Council viewed slides of parking lots taken by staff illustrating different designs from parking lots that showed connections and landscaping.

After viewing the slides, Manager Bailie gave handouts to Council of the Holly Springs Ordinance and advised Council that she and Adam had been looking at this Ordinance.

Manager Bailie stated that she had heard complaints from City Council members and Planning/Zoning Board that you really want to see what you are getting prior to rezoning it. There is ways to do this and I think Holly Springs has a good way to do this. We will look at this and changing our Ordinances. This will be a slow process but can be done.

There was a brief discussion between Manager Bailie and Council concerning their desire to see what was being developed and need to enforce what is stipulated in the Ordinance. Manager Bailie advised Council that in order to enforce any item it must be stipulated in our Ordinance.

After discussion it was the consensus of the Council to resume the review in August after the Pre-Agenda.

Adjournment

With no other business to discuss, *motion by Council member Meredith to adjourn the July 18, 2006 Meeting at 9:07 pm, seconded by Council member Labonte and approved unanimously by all Council members present.*

These minutes were approved by the Trinity City Council at their Regular Meeting on Tuesday, August 08, 2006 listed under the Consent Agenda upon motion by Council member Ewings to accept the Consent Agenda, seconded by Council member Talbert and approved unanimously by all Council members present.